RETAILING

Expansion in the works for Southgate Shopping Center

■ **In Carson City:** August 1994 completion date projected for mall that pairs JCPenney and Wal-Mart as anchors.

By Susan Skorupa
GAZETTE-JOURNAL

A Carson City shopping center plans a major expansion that pairs JCPenney with Wal-Mart and adds another 66,500 square feet of space for smaller retailers.

The expansion of Southgate Shopping Center, on U.S. Highway 395 between Eagle Station Lane and Clearview Drive, should be completed by August 1994, said Shelly Turner, project manager for the Glenbrook Co., the developer.

A new 83,400-square-foot JCPenney store will co-anchor the completed mall with the existing Wal-Mart store. Wal-Mart opened its first northern Nevada location in Southgate in July 1991.

Penney's existing 60,000-square-foot store opened in the Carson Mall in November 1985.

Turner said signing a second mall anchor involved several delays. Developers negotiated with Penney for a year and a half.

"We wanted to secure firm agreements with both anchors before we continued construction," she said.

The development means JCPenney will close its store in the Carson Mall upon completion of the new facility.

Carson Mall operators have more than a year to find a new anchor, said Larry Osborne, executive director of the Carson City Chamber of Commerce, and they're already marketing it.

"There's some interest," Osborne said. "We look forward to attracting another quality store to Carson Mall."

When Glenbrook originally announced Wal-Mart as a tenant for the Southgate center, plans called for several more major anchors, about 25,000 square feet of other shops and two highway frontage pads. Completion was scheduled for spring of 1992.

Current plans call for Penney to build north of Wal-Mart with 18,000 square feet of retail space connecting the two stores. In addition, there'll be two free-standing retail spaces and two retail pads located away from the main building.

Turner said the space should accommodate about a dozen smaller retailers, primarily food and apparel stores.

"We think Carson City is a growing retail market and there is additional room for expansion," she said.

Penney officials said virtually all of the staff from the existing store will transfer to the new location.

The company plans to devote extensive space to women's and men's fashions, accessories and shoes as well as children's wear, fine jewelry, cosmetics, home furnishings and other departments, said district manager James McKeown.